

# Government of the District of Columbia


## Department of Transportation



### d. Planning and Sustainability Division

#### MEMORANDUM

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Anna Chamberlin  
Associate Director 

**DATE:** December 23, 2022

**SUBJECT:** BZA Case No. 20867 – 1934 35<sup>th</sup> Place NW

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#### APPLICATION

Stephanie Ajello (the “Applicant”), pursuant to Title 11 of the District of Columbia Municipal Regulations, requests special exceptions from the lot occupancy requirements of Subtitle D § 1204.1 and the rear yard requirements of Subtitle D § 1206.2, and a use variance from the matter-of-right uses of Subtitle U § 201, to construct a third story addition with roof deck to an existing two-story apartment building. The site is in the R-20 Zone at 1934 35<sup>th</sup> Place NW (Square 1296E, Lot 312) and is served by a 15-foot public alley.

#### RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action will not have adverse impacts on the District’s transportation network. DDOT has no objection to the approval of this application.

#### STREETSCAPE AND PUBLIC REALM

DDOT’s lack of objection to this application should not be viewed as an approval of the public realm design. All elements of the project proposed within District-owned right-of-way, such as the front staircase/lead walk and porch overhang, require the Applicant to pursue a public space construction permit. DDOT expects the adjacent public realm to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT’s [Design and Engineering Manual](#) (DEM), and the [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System](#) (TOPS) website.

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Board of Zoning Adjustment  
District of Columbia